STATE OF CALIFORNIA PETE WILSON, Governor

STATE PUBLIC WORKS BOARD

915 L Street, Ninth Floor Sacramento, CA 95814-3701 (916) 445-9694

STATE PUBLIC WORKS BOARD November 13 1998

MINUTES

PRESENT:

Robin Dezember, Chief Deputy Director, Department of Finance Steve Olsen, Chief Deputy Director, Department of General Services

ATTENDANCE NOT REQUIRED, NO BOND ITEMS:

State Treasurer's Office State Controller's Office

ABSENT:

Department of Transportation

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Joe Baca Assembly Member Diane Martinez Assembly Member Kevin Shelley Senator Quentin L. Kopp Senator Leroy F. Greene Senator Richard G. Polanco

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board Peggy Palmertree, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Darlene Maston, Department of Corrections
Lisa Crownover, Department of Motor Vehicles
Michael Haviland, Department of Motor Vehicles
Irene Anderson, RESD, Department of General Services
Steven Keck, California Department of Forestry and Fire Protection

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 10:13 a.m. Mr. James E. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the October 9 and October 21, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no objections, the minutes of October 9 and October 21, 1998 were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were no bond items.

CONSENT CALENDAR:

Mr. Tilton noted that the consent calendar included Items #1 through #9.

Mr. Tilton indicated that the consent calendar proposed four requests for approval of preliminary plans, one request to approve site selection, acquisition and a resolution, one request to recognize a scope change, one request to approve an augmentation, one request to authorize site selection and acquisition, one request to revise Board action to reflect the additional funding source for land acquisition, and one request to revise Board action to reflect a net savings within the projectwide cost and a net savings within the design package cost category.

Mr. Tilton reported that there was one 20-day notification letter for Item #6 the Department of Forestry and Fire Protection, Castle Rock Forest Fire Station. The project will relocate the existing leased facility to conform to seismic, health and safety and that the augmentation was sent to the Legislature on October 23,1998 with no negative responses.

Mr. Tilton noted that staff recommends approval of the consent calendar, Items #1 through #9.

A motion was made by Mr. Olsen and seconded by Mr. Dezember to adopt the consent calendar and to approve Agenda Items #1 through #9. The motion was unanimously approved by a 2-0 vote.

ACTION ITEMS:

Mr. Tilton reported there was one action item. Action Item #10 to adopt a resolution for declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness. Mr. Tilton also reported that the

resolution is required annually pursuant to Securities and Exchange Commission regulations.

Mr. Tilton noted that staff recommends approval of the annual resolution.

A motion was made by Mr. Olsen and seconded by Mr. Dezember to approve Agenda Item #10 of the Action Calendar. The motion was unanimously approved by a 2-0 vote.

REPORTABLES:

Mr. Tilton indicated there were eight reportables.

OTHER BUSINESS:

Mr. Tilton noted that Item #11 is the presentation of the annual PWB audit reports for the New Prison Construction Revenue Fund, the High Technology Education Revenue Fund, and the Public Buildings Construction Fund, prepared by the firm of Gilbert Accountancy Corporation, Certified Public Accountants.

Mr. Tilton reported in each case, the auditors concluded that the financial statements present fairly, in all material respects, the financial position of the funds and that all of the audit statements are unqualified.

A motion was made by Mr. Olsen and seconded by Mr. Dezember to accept Audit Reports for Item #11 of Other Business. The motion was unanimously approved by a 2-0 vote.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is set for December 11, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:17 a.m.

BOND ITEMS

No Bond Items.

CONSENT – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760) NAPA COUNTY

McGrath School, Structural Retrofit

Authority: Chapter 282/97, Item 1760-301-0768(15)

Chapter 324/98, Item 1760-301-0768(17)

a. Approve preliminary plans

STAFF ANALYSIS – ITEM 1

Department of General Services, Napa State Hospital, McGrath School, Structural Retrofit

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The projects consist of a "structural only" retrofit. Architectural/mechanical and electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit will overlay diagonally sheathed walls with ½" shear plywood to resist demand level overturning, provide additional anchor bolts to increase the seismic shear demand at new and existing shear walls, and provide additional collector capacity at highly loaded shear walls to improve connectivity of the roof diaphragm.

Funding and Project Cost Verification

This project is within cost.

\$1,006,000 total estimated project cost

\$36,000 total funds previously allocated for preliminary plans

\$970,000 to be allocated for: working drawings \$69,000; and construction \$901,000

(\$710,000 contract, \$50,000 contingency, \$136,000 A/E, and \$5,000 agency

retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 29, 1998, the waiting period expired on June 2, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999
Complete construction: December 1999

Staff Recommendation: Approve preliminary plans.

CONSENT – ITEM 2

DEPARTMENT OF GENERAL SERVICES (1760) SACRAMENTO COUNTY

Meadowview Armory, Structural Retrofit

Authority: Chapter 282/97, Item 1760-301-0768(15)

Chapter 324/98, Item 1760-301-0768(10)

a. Approve preliminary plans

STAFF ANALYSIS – ITEM 2

Department of General Services, Sacramento, Meadowview Armory, Structural Retrofit

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The projects consist of a "structural only" retrofit. Architectural/mechanical and electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit provides reinforced concrete strengthening for non-ductile first story concrete and concrete block columns that support second story precast panels; strengthens first story concrete block shear walls with reinforced concrete shear walls; provides positive anchorage for exterior precast concrete or concrete block walls; and provides reinforced concrete infill for two bays of windows at the south wall of the tall assembly area.

Funding and Project Cost Verification

This project is within cost.

\$1,476,000 total estimated project cost

\$55,000 total funds previously allocated for preliminary plans

\$1,421,000 to be allocated for: working drawings \$117,000; and construction \$1,304,000

(\$1,039,000 contract, \$73,000 contingency, \$178,000 A/E, and \$14,000

agency retained items)

CEOA

A Notice of Exemption was filed with the State Clearinghouse on April 23, 1998, and the waiting period expired on May 27, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999 Complete construction: April 2000

Staff Recommendation: Approve preliminary plans.

CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760) VENTURA COUNTY

Ventura Armory, Structural Retrofit

Authority: Chapter 282/97, Item 1760-301-0768(15)

Chapter 324/98, Item 1760-301-0768(15)

a. Approve preliminary plans

STAFF ANALYSIS - ITEM 3

Department of General Services, Ventura, Ventura Armory, Structural Retrofit

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This Project is within scope. The projects consist of a "structural only" retrofit. Architectural/mechanical and electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit will provide an alternate seismic load path with concentric braced frames on the east and west sides of the Assembly Hall; develop the continuous cross ties at the tapered steel girders; a strengthened diaphragm by re-nailing the plywood sheathing and correct deficiencies in the tilt-up panel to slab/foundation.

Funding and Project Cost Verification

This project is within cost.

\$1,979,000 total estimated project cost

\$47,000 total funds previously allocated for preliminary plans

\$1,932,000 to be allocated for: working drawings \$150,000; and construction \$1,782,000

(\$1,456,000 contract, \$101,000 contingency, \$215,000 A/E, and \$10,000

agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 23, 1998, and the waiting period expired on May 27, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999 Complete construction: April 2000

Staff Recommendations: Approve preliminary plans.

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760) REAL ESTATE SERVICES DIVISION CALIFORNIA TAHOE CONSERVANCY (3125) SUNSET STABLES, EL DORADO COUNTY

Authority: Chapter 162/96, Item 3125-301-0001(c)

Chapter 162/96, Item 3125-301-0262(a) Chapter 162/96, Item 3125-301-0286(2) Chapter 282/97, Item 3125-301-0001(3) Chapter 282/97, Item 3125-301-0443(1)

a. Approve site selection, acquisition and resolution

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Real Estate Services Division, California Tahoe Conservancy, Sunset Stables, El Dorado County

Action Requested

The requested action will provide for the site selection and acquisition of three parcels totaling approximately 189.55 (Sunset Stables) acres located on the south shore of Lake Tahoe, County of El Dorado.

Scope Description

This project is within scope. The scope of the project provides for acquisition of land for the preservation and enhancement of environmentally sensitive and open space lands. The Legislature has approved funding for general acquisition opportunities for the California Tahoe Conservancy (Conservancy) in furtherance of its mission. The acquisition of Sunset Stables is consistent with the objectives of the Conservancy's Stream Environment Zone (SEZ)/Watershed Restoration, Wildlife Enhancement, Environmentally Sensitive Lands and Lake Tahoe Water Quality programs.

Funding and Project Cost Verification

This project is within cost. The 189.55 acre property, composed of three parcels, is to be acquired for \$2,500,000 plus \$29,200 in Relocation Plan Assistance. Funding in the following amounts is proposed for this acquisition:

Appropriation Chapter 162/96, Item 3125-301-0001(c)	Original Amount \$1,750,000	Current Balance \$863,000	Proposed Amount \$850,000
Chapter 162/96 Item 3125-301-0262(a)	\$483,000	\$321,000	\$321,000
Chapter 162/96, Item 3125-301-0286(2)	\$30,000	\$30,000	\$30,000
Chapter 282/97, Item 3125-301-0001(3)	\$1,750,000	\$1,750,000	\$328,200
Chapter 282/97, Item 3125-301-0443(1)	\$5,000,000	\$1,667,000	\$1,000,000
		Total Proposed	\$2,529,200

CEQA

The Conservancy certifies that the requirements of CEQA have been met. A Notice of Exemption was filed with the State Clearinghouse on October 5, 1998, the waiting period expired November 9, 1998.

Project Schedule

It is anticipated that escrow will close by January 31, 1999.

Other

The properties were appraised by an independent appraiser at a fair market value of \$3,000,000. The Department of General Services completed an appraisal review and found the market value to be \$2,500,000. The property is under purchase contract from the original owner to the American Land Conservancy (ALC) for \$3,000,000. The ALC will transfer title to be vested in the State of California for the approved value of \$2,500,000. The ALC is raising private money to pay for the differential in purchase and sale price. The State will pay all escrow and title fees.

Several obsolete improvements and some contaminated soils exist on the property, these will be removed by the seller prior to close of escrow, pursuant to the Property Acquisition Agreement.

Staff Recommendation: Approve site selection, acquisition and resolution.

CONSENT – ITEM 5

DEPARTMENT OF MOTOR VEHICLES (2740) SACRAMENTO HEADQUARTERS, BUILDING EAST LOWER LEVEL

Removal and Replacement of Asbestos Materials

Authority: Chapter 324/98, Item 2740-301-0044(2)

- a. Recognize scope change
- b. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of Motor Vehicles, Sacramento Headquarters, Building East Lower Level, Removal and Replacement of Asbestos Materials

Action Requested

The requested action will recognize a scope change, approve preliminary plans and release working drawing funds.

Scope Description

This project is not within scope. The authorized scope of the project included removal and replacement of the asbestos containing materials in the boiler and chiller room areas. Additional work was to include the removal of the existing heating, ventilation and air conditioning (HVAC) system and adding new chilled/hot water coils with fan ducts, controls and outside air intakes

The Department of Motor Vehicles proposes to reduce the scope of work to the HVAC system as a result of modifications already made to the existing HVAC system. Instead of replacing the HVAC system, the existing system will remain and fan coils, ducting, controls and an outside air intake will be added. In addition, the revised scope will include the replacement of the ceiling grid, tile system and lighting as the existing components, which must be removed to complete the abatement also contain hazardous materials.

Funding and Project Cost Verification

This project is within cost. The Department of General Services has estimated that the change in scope will not affect project costs.

\$729,000 total estimated cost

\$40,000 previously allocated for preliminary plans from support budget

\$689,000 to be allocated: working drawings \$47,000; construction \$642,000 (\$476,000 construction contracts, \$33,000 contingencies, \$133,000 A&E/T&I) at CCCI 3722

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 16, 1998, the waiting period expired on October 16, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999 Complete construction: February 2000

Staff Recommendation: Recognize scope change, approve preliminary plans and

release of working drawing funds.

CONSENT – ITEM 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION CASTLE ROCK FOREST FIRE STATION SAN JOAQUIN COUNTY

Authority: Chapter 303/95, Item 3540-301-001(7) as reappropriated by

Chapter 162/96, Item 3540-490, Chapter 282/97, Item 3540-490 Chapter 324/98, Item 3540-490

a. Approve augmentation

\$75,000

(13.5%)

STAFF ANALYSIS – ITEM 6

Department of Forestry and Fire Protection, Castle Rock Forest Fire Station, Relocation

Action Requested

The requested action will approve an augmentation of \$75,000 (13.5%) for site acquisition.

Scope Description

This project is within scope. The proposed project provides for the acquisition of land for the construction of a forest fire station to replace the existing leased facility which does not conform to seismic, health and safety, or A.D.A. code requirements.

Funding and Project Cost Verification

The project is not within cost. The Budget Act of 1995, as reappropriated by the Budget Acts of 1996, 1997, and 1998 appropriated \$130,000 for land acquisition costs and \$426,000 for construction costs. To date, costs for studies and processing fees for the land acquisition have totaled \$55,000. This leaves a balance of \$75,000 to complete the acquisition. The desired site was appraised at \$234,000 without site improvements. The owner has agreed to sell the property below market value for \$150,000. An augmentation of \$75,000 is required to acquire the property. A 20-day letter was sent to the Legislature on October 23, 1998.

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 23, 1996. The 30-day posting and review period was concluded with no legal challenges.

Project Schedule

It is anticipated that escrow will close by March 1999.

Staff Recommendation: Approve augmentation.

CONSENT – ITEM 7

DEPARTMENT OF PARKS AND RECREATION (3790) DELTA MEADOWS PROJECT SACRAMENTO COUNTY

Parcel Number A01502 (DPR-884)

Authority: Chapter 282/97, Item 3790-101-0414(1)

a. Authorize site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation, Delta Meadows Project

Action Requested

The requested action will authorize site selection and acquisition to permit the Department of Parks and Recreation (DPR) to pursue and acquire 262.98 acres of vacant land with minimal improvements as part of the Delta Meadows project. Interest to be acquired is fee simple.

Scope Description

This project is within scope. The Safe, Clean, Reliable Water Supply Fund of 1996 (Proposition 204) provided a continuous appropriation of \$2.0 million to DPR from the Delta Recreation Subaccount to add and improve public access and recreational facilities on delta lands and waters. The Legislature also included this appropriation in the 1997 Budget Act with provisional language allowing expenditures for local assistance or capital outlay without reference to specific projects.

Funding and Project Cost Verification

This project is within cost. The 262.98 acres is to be acquired for \$580,000. DPR has administratively allocated \$1.0 million for capital outlay and \$1.0 million for local assistance. Use of an estimated \$580,000 for this acquisition is consistent with DPR overall plan for the capital outlay portion of these funds.

CEQA

DPR certifies that the requirements of CEQA have been met. An Environmental Impact Report was prepared and a Notice of Determination was filed in 1975 with the State Clearinghouse.

Project Schedule

It is anticipated that escrow will close by the end of January 1999.

Other

- No environmental hazard assessment was conducted as there is no indications or history
 of contamination. DPR is not aware of an immediate need to address or remediate any
 potential safety or environmental issues pertaining to the property. There are a few
 insignificant structures on the property that will be removed by DPR. DPR anticipates
 spending less than \$10,000 for cleanup and signage using existing funding.
- There may be a need for public use facilities at this location in the future. It is the intent of DPR that this project will be classified as a new unit within the State Park System.
- The Department is not aware of any pending lawsuits concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- While the appraiser indicated that there has been considerable public use of portions of the property however, it was concluded these uses have not diminished the value of the property.
- A public hearing in compliance with Section 5006.1 of the Public Resources Code was held by DPR on February 25, 1993. No significant opposition to the proposed acquisition was expressed at the hearing.

Staff Recommendation: Authorize site selection and acquisition.

CONSENT – ITEM 8

DEPARTMENT OF PARKS AND RECREATION (3790) CHINO HILLS STATE PARK SAN BERNARDINO COUNTY

Parcel Number A01907 (RES Parcel No. 8149)

Authority: Public Resources Code Section 5907(b)(1)(D)

Chapter 282/97, Item 3790-301-0001(27)

a. Revise board action of May 9, 1997, Item 10, to reflect the additional funding source of Chapter 282/97, Item 3790-301-0001(27) for the land acquisition.

STAFF ANALYSIS – ITEM 8

Department of Parks and Recreation, Chino Hills State Park

Action Requested

The requested action would revise a previously adopted board action to permit reimbursements to be used for the purchase of an 80-acre parcel.

Scope Description

This acquisition is within scope. The Legislature approved reimbursement funding through a State Parks and Recreation Fund (SPRF) item for the purchase of the parcel, subject to receipt of an Environmental Enhancement and Mitigation Program (EEMP) grant. That grant has been approved.

Funding and Project Cost Verification

This project is within cost. The previous action, Item 10 on May 9, 1997, only identified a bond appropriation for acquisition of this property. This action would allow the Department of Parks and Recreation (DPR) to use a reimbursement grant to offset a portion of the bond funds used to purchase the property in April 1998. The offset bond funds could be used for other Chino Hills acquisitions. In combination with the previously approved funds from the California Wildlife, Coastal and Park Land Conservation Bond Fund of 1988 ('88 Bond), the additional reimbursement funding is sufficient to fund the acquisition of the parcel.

CEQA

The Department certifies that CEQA requirements were met prior to completion of the acquisition in April, 1998.

Project Schedule

Acquisition was completed on April 16, 1998 using only '88 Bond funding.

Other

The requested Board action will enable the Department to request the Controller to credit the unexpended balance of '88 Bond funding for Chino Hills in the amount of the EEMP grant and debit the SPRF account cited in the authority by the same amount. The SPRF account would then be reimbursed by the EEMP grant funds as originally intended by the Legislature.

Staff Recommendation: Revise a previously adopted board action.

CONSENT – ITEM 9

DEPARTMENT OF CORRECTIONS (5240) VALLEY STATE PRISON FOR WOMEN, MADERA COUNTY

Authority: Chapter 695/92

a. Revise July 10, 1998 Board action to reflect a net savings within the projectwide cost category of \$4,840,000 and a net savings within the design package cost category of \$333,000.

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of Corrections, Valley State Prison for Women, Revise Board Action

Action Requested

The requested action will decrease the project authority by \$5,173,000 and redirect \$91,000 within the Agency Retained category for an additional line item.

Scope Description

This project is within scope. The project encompasses a 1,980 bed women's prison in Madera County. The additional \$91,000 redirection for agency retained work will convert 38 AdSeg perforated doors to solid doors. The building that houses the AdSeg and Special Housing Unit (SHU) is split in half. Each side of the building contains 44 cells, of which six are quiet cells. The quiet cells were originally constructed with solid doors, leaving the remaining 38 doors on the AdSeg side to be changed. The SHU side of the building was able to change to solid doors during construction via a change order. Since the AdSeg cells were occupied at the time so the doors on those cells were not changed. Amnesty International, California Coalition for Women Prisoners, and California Prison Focus claim that female inmates can not dress or use the restroom facilities in private. In addition, gassing incidents continue to occur, which endangers the safety of the officers. The cost will be for the purchase and installation of the 38 doors.

Funding and Project Cost Verification

This project is within cost. This project has been reconciled resulting in savings in numerous categories. Some of the funds from the decrease in the project authority have already been used to offset the debt service payments in prior year with the balance to be used for debt service in 1999-00.

\$168,543,000	funding in place \$7,487,000 1990 Prison Construction Fund; \$161,056,000 Public Building Construction Fund
-\$5,173,000	proposed funding decrease, Public Building Construction Fund
\$163,370,000	total estimated project cost
\$36,128,000	recognized projectwide costs (revised from \$40,968,000) to date for preliminary plans, \$3,220,000; project administration, \$15,007,000; equipment, \$9,207,000; and agency retained, \$8,694,000
\$127,242,000	Recognized design package cost (revised from \$127,575,000) to date for working drawings, \$3,779,000; and construction, \$123,463,000 (contract, \$113,305,000; contingency, \$8,287,000; and A&E costs, \$1,871,000)

CEQA

CEQA was completed in August of 1991.

Project Schedule Summary

Construction is 100 percent complete except for a few Agency Retained items. Inmate occupancy began May 1995.

Staff Recommendation: Approve the decrease in project authority for savings and

approve the additional agency retained item funded

through redirection of project funds.

ACTION ITEMS

STAFF ANALYSIS - ITEM 10

Adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

Current Securities and Exchange Commission reimbursement regulations, effective for all bonds issued after March 2, 1992, require that (a) on or before the date of the expenditure to be reimbursed, the issuer of the bonds must declare its reasonable intent to reimburse such expenditure with tax-exempt bond proceeds (this requirement is called the "Official Intent Requirement"); (b) the bond proceeds be allocated to a particular expenditure no later than one year after the later of (i) the date on which the expenditure is paid and (ii) the date on which the financed property is placed in service; and (c) the expenditure to be reimbursed must be a cost chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles.

The Official Intent Requirement is satisfied by a valid "reimbursement resolution." A valid reimbursement resolution (a) declares that the issuer (or the 501(c)(3) borrower) reasonably expects to reimburse the expenditure with proceeds of a borrowing, (b) states that the resolution is intended to be a declaration of official intent within the meaning of the reimbursement regulations, (c) includes a general functional description of the project for which the expenditure to be reimbursed is paid, (d) states the maximum reasonably expected principal amount of reimbursement bonds to be issued for such purpose, and (e) is reasonably available for public inspection.

The State Public Works Board adopts a reimbursement resolution during the autumn months of each year in order to meet the foregoing requirements.

OTHER BUSINESS

STAFF ANALYSIS – ITEM 11

PWB Audit Reports

APPROVED.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON Administrative Secretary